



**CHAMPAIGN COUNTY BOARD
FACILITIES COMMITTEE AGENDA**

County of Champaign, Urbana, Illinois

Tuesday, April 5, 2016 - 6:30 p.m.

Lyle Shields Meeting Room

Brookens Administrative Center, 1776 E. Washington St., Urbana

Committee Members:

Gary Maxwell – Chair

Giraldo Rosales – Vice-Chair

Jack Anderson

Josh Hartke

James Quisenberry

Jon Rector

Rachel Schwartz

Facility Tour: Coroner’s Office, Election Supply Storage, and the Physical Plant – 202 S Art Bartell Road, Urbana – 5:15 pm – meet in the Coroner’s parking lot at 5:10 pm. Tour will start at 5:15 pm and conclude by 6:10 pm.

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes – March 1, 2016 1
- V. Public Participation
- VI. Communications
- VII. Approval of Contract for the ITB #2016-003 Brookens POD #200 Roof Replacement Project
 - A. ITB #2016-003 BID Opening Composite Attached 4
 - B. IGW Memo of Recommendation 6
 - C. Facilities Director Memo 7
- VIII. Facilities Director’s Report
 - A. Update on CCNH Lint Filtration Project 10
 - B. Update on CCNH Fire/Smoke Damper Project
- IX. Other Business
- X. Chair’s Report
 - A. Future Meeting – Tuesday, May 3, 2016 at 6:30 pm
 - B. Tour of ILEAS – Meet in the front parking lot (off of Main Street) at 5:10pm. Tour will start at 5:15pm and conclude by 6:10pm.
- XI. Designation of Items to be Placed on the Consent Agenda
- XII. Adjournment

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**Champaign County Board
Facilities Committee
County of Champaign, Urbana, Illinois**

7 **MINUTES – SUBJECT TO REVIEW AND APPROVAL**

8 **DATE:** Tuesday, March 1, 2016
9 **TIME:** 6:30 p.m.
10 **PLACE:** Lyle Shields Meeting Room
11 Brookens Administrative Center
12 1776 E. Washington, Urbana, IL 61802

13 **Committee Members**

14 Present: Gary Maxwell (Chair), Giraldo Rosales (Vice Chair), Jack Anderson, Josh Hartke,
15 James, Quisenberry, Jon Rector, Rachel Schwartz

16 Absent:

17 **County Staff:** Dana Brenner (Facilities Director), Deb Busey (County Administrator), Linda Lane
18 (Administrative Assistant)

19 **Others Present:** Pattsy Petrie (County Board Chair)

20 **MINUTES**

21 **I. Call to Order**

22 Committee Chair Maxwell called the meeting to order at 6:30 p.m.

23 **II. Roll Call**

24 A verbal roll call was taken and a quorum was declared present.

25 **III. Approval of Agenda**

26 Mr. Maxwell said he would like the agenda amended to have item XII removed, as the material was not
27 ready for tonight's meeting. **MOTION** by Mr. Rector to approve the agenda as amended; seconded by
28 Mr. Hartke. Upon vote, the **MOTION CARRIED unanimously.**

29 **IV. Approval of Minutes- February 2, 2016**

30 **MOTION** by Ms. Schwartz to approve the minutes of the February 2, 2016 meeting; seconded by Mr.
31 Hartke. Upon vote, the **MOTION to approve as amended CARRIED unanimously.**

32 Mr. Quisenberry entered at 6:34 pm.

33 **V. Public Participation**

34 None

35 **VI. Communications**

36 None

37 **VII. Approval of Authorization for ITB 2016-003 Brookens Pod #200 Roof Replacement Project (Draft Bid
38 Attached)**

39 **MOTION** by Mr. Rosales to approve; seconded by Ms. Schwartz.

40 Mr. Brenner said after the February Facilities Committee meeting he contacted IGW asking for a
41 proposal to do architectural services for the replacement of the roof of Pod 200 at Brookens
42 Administrative Center. He noted it's a standard document and can be modified for various projects. He
43 said it gives good protection, and provides adequate coverage. Mr. Brenner explained that having a

44 third party involved through the bid process takes a lot of the onus off the County in terms of
45 conducting a bid in a fair manner and fair process.

46 Mr. Brenner commented that the cost for IGW's services is not to exceed \$19,800. He stated IGW's
47 estimate is well below the \$350,000 estimate received from Advanced Commercial Roofing. He said
48 IGW believes the project will be in the \$200,000 range or less. He said they would like to do the project
49 in May, so once the bid price is determined they will know if they can replace one or two boilers. He
50 said they would like to get those projects accomplished by the end of the summer at the latest. Mr.
51 Brenner referenced the roof replacement schedule. He said their goal, if the committee approves the
52 release of the bid, is to post and advertise beginning March 3, 2016, open bid submittals March 31,
53 2016, and get the project started and completed in May or the beginning of June.

54 Mr. Hartke asked what type of roof it is. Mr. Brenner replied they will remove the existing material
55 down to the bare metal decking, bring in 6" board insulation, and put down 60 mm white EPDM. He
56 explained they chose white because it reflects heat, and while the black does a good job in the winter
57 melting snow, heat is a bigger issue in the summer. Mr. Brenner said it is a glued down surface rather
58 than a ballasted roof.

59 Ms. Busey noted that one thing missing in the schedule is Board approval of the contract, which would
60 be at the April 21 meeting. She said the schedule may have to be adjusted a bit.

61 Upon vote, the **MOTION CARRIED unanimously.**

62 **VIII. Facilities Director's Report**

63 *A. Updated FY 2016 Capital Asset Projects (attached)*

64 Mr. Brenner stated he had reprioritized the list as the committee requested at the February
65 meeting. He handed out a proposed boiler replacement schedule, saying they want to find out the
66 cost of the roof replacement in March so they can put bid documents together for the boiler(s) in
67 April. He said August is his preference to get the boiler project done.

68 *B. Update on CCNH Lint Filtration*

69 Mr. Brenner reported that all materials are here for this project. He noted that there has been very
70 little disruption to staff or residents. He handed out GHR meeting notes, with pictures, for the
71 project. Mr. Brenner said they will be hooking up the ductwork next week, and there will be short
72 domestic and boiler water outages scheduled between midnight and 6 a.m. He said that three
73 dryers will be out of service for two weeks to hook them up to the new system, leaving two dryers in
74 service. He said the last two dryers will be done the following week and the plan is to have
75 everything done by the end of March.

76 *C. Update on CCNH Fire/Smoke Damper Project*

77 Mr. Brenner said that as of February 26 the contractor had finished identifying 941 smoke/fire
78 dampers. He said that by that same Friday 900 has been inspected, of which less than a dozen were
79 inoperable but are working now. He said 60 access panels need to be cut in and fire-caulking work
80 needs to be done. Mr. Brenner said he anticipates finishing this month in time to get the report to
81 IDPH by April 15. He noted the contractor and GHR will assist with documentation and put together
82 as-built plans for the nursing home and Physical Plant to have on file. Mr. Brenner commented that
83 they plan to disburse the inspection process over an annual basis rather than doing it once every
84 four years. He said they will inspect 25% of the fire/smoke dampers each year.

85 **IX. Other Business**

86 *A. Semi-Annual Review of Closed Session Minutes*

87 **MOTION** by Mr. Quisenberry to maintain the closed session minutes as closed; seconded by Mr. Hartke.

88 Upon vote, the **MOTION CARRIED unanimously.**

89

90 **X. Chair's Report**
91 Mr. Maxwell stated there will be a Facilities Committee Study Session on March 29, 2016 and
92 encouraged everyone to attend. He said the next regular Facilities Committee meeting will be Tuesday,
93 April 5, 2016 at 6:30 pm. He noted there will be a tour at 5:15 pm of the Coroner's Office, Election
94 Supply Storage and the Physical Plant. Mr. Maxwell said anyone wanting to take the tour should meet in
95 the Coroner's parking lot by 5:15 pm.

96 **XI. Designation of Items to be Placed on the Consent Agenda**
97 None

98 **XII. Adjournment**
99 **MOTION** by Mr. Rosales to adjourn; seconded by Mr. Hartke. There being no further business, Mr.
100 Maxwell adjourned the meeting at 6:50 p.m.
101

102 ***Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business*
103 *conducted at the meeting.*

BID TABULATION

PROJECT:

**CHAMPAIGN COUNTY ADMIN. CENTER
POD 200 – ROOF REPLACEMENT, Urbana
Urbana, IL**

FILE NO: **1628**

DIVISION: **GENERAL
ALL TRADES**

BID DATE: **03/31/2016**

TIME: **2:00 p.m.**

BIDDER'S NAME	ACKNOWL. ADDEN. #S	BID SECURITY TYPE / \$	NON-COLLUSION	SIGNED SEALED	TOTAL BASE BID	UNIT PRICING
	#1	10% Bid Bond				2x10 Wood Blocking- Remove & Replace Per LF
ADKISSON CONSTRUCTION 206 N. Parke St. Tuscola, IL 61953	X	X		X	No Bid	2x6 Wood Blocking- Remove & Replace Per LF
ADVANCED/COMMERCIAL ROOFING 3611 N. Staley Rd. Champaign, IL 61822	X	X	X	X	\$210,350	\$3.30
BENNETT & BROSSEAU ROOFING, INC. 535 Anderson Dr. Bomeo, IL 60446	X	X	X	X	\$262,700	\$4.50
HENSON ROBINSON COMPANY 3550 Great Northern Ave. Springfield, IL 62707	X	X	X	X	\$186,810	\$3.55
LANGLOIS ROOFING, INC. 1850 Grinnell Rd. Kankakee, IL 60901	X	X	X	X	\$172,107	\$4.50
MARTINSVILLE ROOFING CO., INC. 1000 Ridgelawn Rd. Martinsville, IL 62442	X	X	X	X	\$187,000	\$4.00
MID-STATE CONSTRUCTION & ROOFING, INC. RR2, Box 135A Beecher City, IL 62414	X	X	X	X	\$206,405	\$2.15
I hereby certify that the bids submitted by the bidders whose names are recorded					Owner's Representative	
above were opened, read and recorded at the place and time specified in the bid					Architect's Representative	
information.					Cashier	



114 WEST MAIN STREET
URBANA, ILLINOIS 61801

T / 217 328 1391
F / 217 328 1401

File 1628

31 March 2016

Mr. Dana Brenner
Champaign County
1776 E Washington
Urbana, Illinois 61801

Re: Champaign County Brookens Administrative Center – Pod 200 Roof Replacement

Dear Dana:

Bids were opened on March 31, 2016 at 2:00 pm for the referenced project. 8 Contractor bids were received for the project which included a base bid and two unit prices. The apparent low bidder for the base bid is Langlois Roofing Inc out of Kankakee, Illinois with a base bid of \$172,107. This compares to a construction estimate of \$200,000 to \$220,000 for the base bid.

There are two unit prices for replacement of wood blocking at the perimeter of the roof and the base bid includes 500 lineal feet of 2x10 blocking and 250 lineal feet of 2x6 blocking. The unit prices will be used to add or subtract from the lineal feet of blocking included in the base bid compared to what is actually required. We anticipate replacing less than the amount in the base bid but we will not know the exact amount of replacement required until the existing roofing is removed.

We talked to Langlois Roofing and they are comfortable with their bid. The bid results are attached. Based on our review of the Pod 200 roof replacement bids, we recommend that the County Board award a contract to Langlois Roofing Inc for the base bid of \$172,107. We also recommend the County budget at least 10% for a construction contingency or \$17,210 to cover unforeseen items during construction.

If you have any questions, please feel free to contact me.

Sincerely,

ISASKEN GLERUM WACHTER . LLC

Scot Wachter
Principal/President

CHAMPAIGN COUNTY PHYSICAL PLANT

1776 EAST WASHINGTON STREET, URBANA, ILLINOIS 61802-4581

FACILITIES & GROUNDS MANAGEMENT SERVICES



DANA BRENNER, FACILITIES DIRECTOR

Memorandum

To: Chair Gary Maxwell and Members of the County Facilities Committee
CC: Deb Busey, County Administrator
Tami Ogden, Deputy County Administrator of Finance
From: Dana Brenner, County Facilities Director
Date: 3/30/2016
Re: ITB 2016-003 Brookens POD #200 Roof Replacement Project

Project

To replace the existing roof over the Brookens POD #200 that was installed in 1993. The existing roof is long past its warranty coverage and has reached the end of its useful life, as evidenced by active leaking, soft insulation, and excessive ongoing repairs and associated maintenance costs. Records indicate that the existing EPDM roof was laid over an existing built-up roof with an additional 3 inches of ridged insulation.

Our replacement project would tear-off the two layers of roof and insulation down to the existing metal deck. The new roofing system will consist of either a white thermoplastic Polyolefin (TPO) single-ply membrane or white EPDM which is recommended to be fully adhered over the mechanically fastened polyiso insulation with an R-value of 30, which represents a durable, cost-effective, and environmentally friendly choice that can provide energy savings through increased insulation value and heat reflective properties.

IGW

The County's Facilities Committee, at the February 2, 2016 meeting, authorized the Facilities Director to take action on the approved FY2016 Capital Asset projects list, beginning with the highest priority project – replacing the Brookens POD#200 roof. On February 11, 2016, the Facilities Director agreed to a project contract with IGW (Isaksen Glerum Wachter, LLC) of Urbana, Illinois to assist Champaign County with design, construction documents, bid documentation/process, and construction supervision. IGW's price for these services is \$19,800.00.

Invitation to Bid

The County's Facilities Committee, at the March 1, 2016 meeting, authorized the Facilities Director to proceed with posting Invitation To Bid #2016-003 Brookens POD #200 Roof Replacement Project. The bid document was posted on the Champaign

County's web site and advertised in the News Gazette. Additionally, IGW and I personally contacted 10 different roofing contractors to notify them of the posted work and bid information.

Pre-Bid Meeting

On Thursday, March 17, 2016, a pre-bid meeting was held to provide potential respondents with an overview of the project. IGW presented the project to five roofing contractors who attended the meeting. Attendees were given an opportunity to ask questions of IGW and County Administration. The meeting was concluded with a tour of the Brookens POD #200 roof.

Addenda

Addendum #1 was issued on Monday, March 28, 2016. This addendum replaced some language within the bid documentation and clarified some comments on the architectural drawings. These changes resulted from questions asked by several contractors. The addendum was posted on the County's website and e-mailed to all contractors who have shown an interest in the County's roof replacement project.

Bid Opening

At 2:00 p.m. on Thursday, March 31, 2016, the County Facilities Director, Physical Plant Administrative Assistant, and Scot Wachter from IGW gathered in the Lyle Shields Meeting Room at the Brookens Administrative Center to open, read, and record the eight (8) bid proposals that had been received. Representatives of two companies were present. The bid summary follows:

ITB #2016-030 Brookens POD #200 Roof Replacement Project – Bid Summary

Bidder's Name	Add' #1	Bid Bond 10%		Sealed Signed	Base Bid	Unit Price 2"x 10"	Unit Price 2"x 6"
Advanced/ Commercial Roofing-Champaign	Yes	Yes	Yes	Yes	\$210,350.00	\$4.70	\$3.30
Bennett & Brosseau Roofing-Romeoville	Yes	Yes	Yes	Yes	\$262,700.00	\$7.00	\$4.50
Henson Robinson Co. – Springfield	Yes	Yes	Yes	Yes	\$186,810.00	\$4.65	\$3.55
<u>Langlois Roofing-Kankakee</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>\$172,107.00</u>	<u>\$5.50</u>	<u>\$4.50</u>
Martinsville Roofing Co.-Martinsville	Yes	Yes	Yes	Yes	\$187,000.00	\$10.00	\$4.00
Mid-State Construction & Roofing-Beecher City	Yes	Yes	Yes	Yes	\$206,405.00	\$3.00	\$2.15
Top Quality Roofing Mt. Zion	Yes	Yes	Yes	Yes	\$172700.00	\$8.00	\$7.25

Adkission Construction -Tuscola	<u>NO BID SUBMITTED</u>						
Tri-State Roofing Quincy	Yes	NO	YES	Yes	\$256,000.00	\$4.50	\$3.50

It was determined after opening bids that seven of the eight bids were viable and all seven attached the required information and documentation. Further, IGW reviewed the low bidder's (Langlois Roofing Inc.) submission via phone with Langlois and IGW determined their submission of materials and price to be valid and acceptable. Based on this review of the submitted bids in response to ITB #2016-003, it is recommended that the County Facilities Committee recommend to the County Board awarding of the bid to Langlois Roofing.

GHR Engineers and Associates, Inc.

Mechanical and Electrical Consulting Engineers

Meeting Notes

March 29, 2016

6913, ITB #2015-009

Project Name: Lint Filtration
Champaign County Nursing Home

Meeting Date: March 29, 2016

Meeting Time: 11:00 am

Meeting Location: Champaign County Nursing Home

Purpose of Meeting: Coordination / Progress Meeting

In attendance:

Karen Noffke	CCNH
Shawn Royer	Reliable
Rick Krall	IGW
John Meerdink	GHR

Topics discussed

Action by

1. Looking at Thursday for shutting down the heating system to relocate one of the 6" hot water mains. This would happen during the day instead of over night.
2. FE Moran is currently moving the sprinkler piping in the chase.
3. Looking at Tuesday, April 5, 2016 as a tentative date for shutting down three of the dryers. Shawn will confirm on Friday, April 1, 2016.
4. A stand is being fabricated for the compressor air dryer and will be installed to raise the unit off the floor.
5. Karen has asked that corridor construction barrier door be locked at night once workers leave.
6. The exterior door sweep has been installed by Barber DeAtley.
7. Shawn will followup with Ed DeAtley regarding the RFP for the increase in enclosure height from 6' to 8'.
8. See attached photos.

Please review these notes and notify the author within seven days of any additions and/or corrections.

Meeting notes prepared by:

John Meerdink

JGM/smh

Attachments:

Pictures

cc: 6913, ITB #2015-009 Meeting Notes
All in Attendance
Dana Brenner - CCAS
Jim Gleason - GHR
Larry Jackson - GHR

20160329 MN.JGM.wpd

GHR Engineers and Associates, Inc.

Mechanical and Electrical Consulting Engineers

March 29, 2016

GHR No. 6913

Champaign County Nursing Home Lint Filtration



GHR Engineers and Associates, Inc.

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